

2660 SE 39TH LOOP HILLSBORO OR 97123

UNITS A,B,C

FOR SALE OR LEASE



Loan Amount	\$400,000
Closing Costs (Escrow, Environmental, Legal)	\$12,800
Lender and SBA Fee	\$1,975
Total Project Costs	\$414,775
Down Payment	(\$40,000)
Loan Amount	\$374,775
Monthly Costs	
Mortgage Payment	\$2,490
**Rate and Total Payment	6.00%
Avg. Principal Reduction*	(\$697)
Operating Costs (estimated)	\$675
Total Monthly Costs	\$2,468
Monthly Ownership Benefits	
Tax Benefits - Depreciation	(\$285)
Interest Deduction	(\$784)
Net Monthly Ownership Costs	\$1,398
Ownership Investment after 10 years	
Property Value in 10 Years (Assumes 3% annual appreciation)	\$521,909
Loan Balance	\$291,109
Investment Equity After 10 Years	\$230,800

WIDE RANGE OF USE FLEXIBLE FLOOR PLAN

- +/- 4,500 SF divisible to 1,500 SF
- 2 private offices
- 2 restrooms (1 with shower)
- 120/208 volt 3 phase electrical service
- Sprinklers
- (2) 12' x 14' roll up doors
- Woodworking tools/ equipment available for sale separately

Information provided by Mainstreet Lender and is not a commitment to lend. These are estimates on basic information provided and may change. Please consult with your tax advisor. **Rates subject to Change.
*Average Monthly Principal Reduction



PRICE REDUCED

~~-\$475,000~~ \$400,000



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TO LEARN MORE OR SCHEDULE A TOUR CONTACT:
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WWW.COMMERCIALQUESTNW.COM

Information contained herein has been obtained from others and considered to be reliable. However, a prospective buyer or tenant is expected to verify all information to his/her own satisfaction.